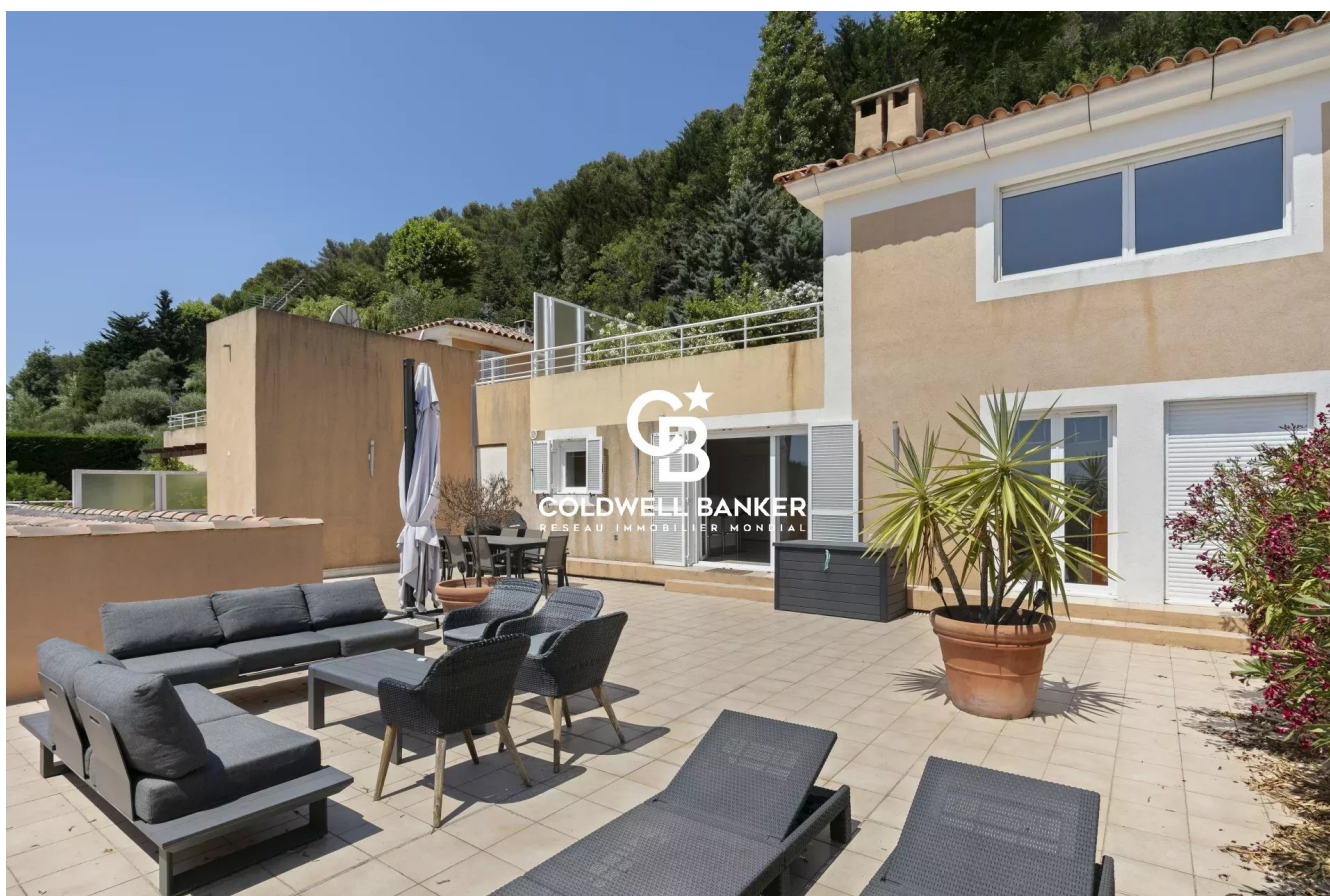


Appartement Èze 108 m<sup>2</sup>

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PRIX DE VENTE : 1 119 000 €

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EMAIL : [STANDINGREALTY@COLDWELLBANKER.FR](mailto:STANDINGREALTY@COLDWELLBANKER.FR)



## DESCRIPTION

Located just a few minutes from Monaco, in a peaceful and privileged setting, this stunning top-floor duplex, a true penthouse villa, offers a spectacular 180° panoramic view of the Mediterranean Sea and the medieval village of Èze.

Situated in a secure residence with a rooftop pool, this rare property impresses with its generous volumes and exceptional outdoor spaces. Currently arranged as a 2-bedroom apartment, it can easily be reconfigured into 3 bedrooms to suit your needs.

Layout:

Ground floor:

Spacious and bright 50 m<sup>2</sup> living room with insert fireplace

Fully equipped open kitchen

Access to a 110 m<sup>2</sup> terrace with no overlooking neighbors

One bedroom with en-suite bathroom

Guest toilet

Upper floor:

27 m<sup>2</sup> master suite with fireplace

Bathroom with steam room

Large walk-in closet

40 m<sup>2</sup> private terrace with sea view

Additional features:

Landscaped private garden of 495 m<sup>2</sup>

2 private parking spaces;

Optional: 3 cellars (combined or separate) totaling 40 m<sup>2</sup>

110 m<sup>2</sup> garage that can accommodate 8 cars

Estimated average annual charges: €4,500

Fees payable by the seller.

Co-ownership of 8 units.

Property tax: €2,649.

Information on potential risks for this property is available at: [georisques.gouv.fr](http://georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	108.32 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 108

Indice d'émission de gaz à effet de serre (GES) : B 6



**COLDWELL BANKER**  
**EUROPA REALTY**



11 rue Chauvain  
France, 06000, Nice



TÉL : +33493852932  
[standingrealty@coldwellbanker.fr](mailto:standingrealty@coldwellbanker.fr)